

9-30-04  
#6

## II. DEVELOPMENT GUIDELINES

### G1 BUILDING FLEXIBILITY ZONE

A 20-foot Building Flexibility Zone, surrounding each building block as shown on the Concept Plan, will allow the shifting of building footprints within such zones, as the development drawings evolve from the current conceptual phase through schematics, design development phase and finally construction documents. The allowed generalized uses within each building as specified on the Development Plan and in this Exhibit 'I', will not change. For example, a residential building will not be allowed to become a retail building.

Although civic open space edges and limits may shift to accommodate changes in building footprints, such change shall not result in a loss of total area of open space below the established minimum of 6.31 acres.

### G2 CIVIC OPEN SPACE NETWORK

A network of civic open spaces, running north-south, has been developed to ensure that open green spaces and urban plazas are an integral component of the development. To varying degrees of intensity, and with various mixes of features, street furnishings within the open spaces should include benches, soft-surfaced trails, pavers, pedestrian-scaled lights, landscaping with an emphasis on native plant material, bicycle racks, shade trees, interactive public art, fountains, and other site features. Civic Open Space Zones identify the locations of the primary open spaces on site. Final open space configuration, and their respective limits, will be determined once the final location of the building footprints has been established; see G1-Building Flexibility Zone. As a minimum, 6.31 acres of the site will be used for civic open space.

Although some or all of the Civic Open Space Zones will be acquired by the City of Austin in fee simple, the Civic Open Space Zones, whether any such particular area is a sidewalk, an open space, or other space, may nevertheless be used by the Developer for activities associated with the Project, such as, but not limited to, electric transformers and similar structures, street festivals, outdoor entertainment, outdoor dining (including permanent tables), and sidewalk sales, without in any such event the need of a permit or other separate authorization from the City of Austin, to the extent such activities are open to the public; provided, however, that notwithstanding the foregoing, Developer's rights hereunder shall be subject to the requirements of Sections 1,j and 3 of the Triangle Master License Agreement among the City of Austin, SV Triangle Limited Partnership, and 2001 Triangle, Ltd. In the event that such activities are intended to be private then the person or entities conducting such activities shall be required to conform to the normal City of Austin permitting procedures.

The following is a conceptual description of the main civic open spaces beginning at the north end of the site. All are an integral part of the plan's commitment to a well developed network of civic open spaces.

- Civic Open Space Area 'A': "North End Plaza"

The North End Plaza Area is located at the confluence of Lamar Boulevard and Guadalupe Street. This predominately-landscaped space is intended to serve as a landmark and visual gateway to the Property. Site elements, which may include water feature(s) in the way of fountain(s), and/or installation of public art, will provide an urban focal point for both pedestrians as well as for those driving by the site.

The space itself is defined by a residential building to its south and the confluence of Lamar and Guadalupe Street on the west and east all the way to the point. Centered on the residential building's north facade, an architectural element will be introduced on the building's design to serve as the terminus for Axis 'A' (see G3), as seen from North Lamar looking south toward the site. The building shall have windows facing onto the plaza, preferably at every level. Street and surface parking are not allowed within the plaza. A small "pull-in court" incorporating the same paving materials of the plaza will be allowed off Guadalupe Street to serve the Post Office delivery needs. General loading will not be allowed at this location.

- Civic Open Space Area 'B': "Triangle Commons"

Located near the geographical center of the site, this triangular space is bounded by 47<sup>th</sup> Street to the north, residential buildings to the east and interior streets to the south and west. It is the main internal civic open space of the Project.

Site elements within this triangular space include a wide sidewalk or Promenade (see G4), along the western edge of the residential buildings, that will serve to reinforce pedestrian and bicycle connectivity between the commercial main street and uses to its north, with uses located at the south end of the Project. Located at the north end of the park, a large pecan tree will anchor that end of the open space. This tree should be preserved and integrated into the plan. In addition, abundant native shade trees should be incorporated into the overall scheme of this area.

An open air structure (e.g.: a gazebo or pergola) should be provided at the southwest corner in order to help define this open space along this edge. Other site elements could include a playscape/tot lot area, public art, amphitheater, etc. Kiosks, food carts, temporary arts and crafts displays, etc., serve to create additional pedestrian activity within this area and should be encouraged. Please refer to Section D-D, for further description of this open space and its surroundings.

- Civic Open Space Area 'C': "Ponds Open Space"

This irregularly-shaped open space at the south end of the Property will serve as both a stormwater detention facility and open space area. A permanent water feature, involving a designed ponding system will provide, as a minimum, sufficient detention to comply with Exhibit C to the Development Plan. These pond(s) will be bordered, on most of

their frontage, by open areas with connecting trails, public furnishings and other site amenities. Because it functions as the main pedestrian gateway from neighborhoods to the south/southeast of the site, its design should focus on providing easy access from the corner of 45th Street and Guadalupe, into the rest of the Project via foot and bicycle. An informal landscaping concept, with an emphasis on native vegetation, should be integrated into the design of this open space.

### G3 AXIS 'A'

Axis 'A' defines an uninterrupted visual corridor as seen from North Lamar looking south into the site. The North End Plaza (see G2), and its associated amenities will be placed centerlined to the axis.

### G4 PROMENADE; RETAIL PLAZA

A Promenade, on the eastern edge of Civic Open Space Area 'B': "Triangle Commons", is intended to be a pedestrian and bicycle path that connects the network of civic open spaces throughout the site. This path, 12-24 feet in width, shall not be accessible for motorized vehicles. Its surface material should be pavers or a similar quality material. Street furnishings provided within the Promenade should match those mentioned in Guideline G2. Refer to Section D-D, which further illustrates the Promenade and Civic Open Space 'B'.

A Retail Plaza will be situated on a roughly north-south axis, defined on the west by Building Block 7 and on the east by Building Block 6. This irregularly shaped space serves as a pedestrian path from 47<sup>th</sup> Street to the primary retail parking area and garage, and is of variable width. At no point will the width of the Retail Plaza be less than 25 feet. Active uses along the plaza are encouraged, including retail storefronts, outdoor eating areas, sidewalk sales, and benches, planters and other sitting areas. Landscaping, outdoor art or fountains should be used to enliven the plaza; in addition, buildings fronting on the plaza should have windows facing the plaza. This area is intended to be primarily hardscaped.

### G5 GREEN BUFFER

The green buffer, with its distinctive pattern as provided by the existing trees along 45th Street and Guadalupe Street, will be preserved, as much as possible, by the development. Removal of existing trees along this edge should be limited to the need to provide access and essential services to the development and/or due to diseased or declining trees (as determined by the City of Austin arborist) that need to be removed.

An abundant number of shade trees, creating a distinct pattern, will be placed along the Lamar frontage.

### G6 47<sup>TH</sup> STREET

The Project's primary east-west connector will serve as its commercial/retail main street. 47<sup>th</sup> Street is defined by two rows of buildings, all of which shall be vertically integrated, except for the small anchor pad on Building Block 7. The uses on these buildings will include ground floor retail, offices, restaurants and/or entertainment uses and second floor offices and/or upper floors residential units. The intermittent use of canopies is strongly suggested as a means of providing shade for sidewalk areas. An urban plaza, on the north side of the commercial main street (47<sup>th</sup> Street), will provide a venue for outdoor activities such as sidewalk cafes and sitting areas. Shade trees will be placed on both sides of the street, along the sidewalks, and in the plaza area, in order to provide relief from the weather. The approximate size of the triangular plaza is 30 feet x 70 feet.

Notwithstanding anything to the contrary contained in the Development Plan, the commercial main street will have an approximate width of 110 feet, from curb to curb. Pedestrian crossings will clearly indicate where pedestrians have the right-of-way. Pavers or a similar quality material will be used as frequent accent surface material within the street.

The Developer may block some or all of 47<sup>th</sup> Street within the Project at any time for festivals, fairs, and any other activities, and provided that such activities are open to the public, the Developer shall not be required to comply with City of Austin permitting procedures nor required to pay any fees for such closure; provided, however, that notwithstanding the foregoing, Developer's rights hereunder shall be subject to the requirements of Sections 1.j and 3 of the Triangle Master License Agreement among the City of Austin, SV Triangle Limited Partnership, and 2001 Triangle, Ltd.

Section B: illustrate building massing and landscaping along 47<sup>th</sup> Street and how these all relate to the street itself, to parking areas and sidewalks. Dimensions provided illustrate the desired proportions for each element found between building fronts/edges.

#### G7 46<sup>th</sup> STREET

Conceived as a residential-dominant urban space, it runs on an east-west axis defined by residential buildings and Triangle Commons to its north and residential buildings to its south. Notwithstanding anything to the contrary contained in the Development Plan, the residential lane will have an approximate width of 24-44 feet, from curb to curb. Please refer to Section F-F, as an illustrative example of this street. Benches, shade trees, pedestrian-scaled lighting, landscaping, and other amenities will be provided along the residential lane.

Midway along the street, across from Triangle Commons, a roundabout or traffic circle, will provide additional traffic calming. Pavers or similar quality material will be used as frequent accent surface material within the street.

#### G8 REQUIRED RETAIL BUILDING FRONTAGE; PARKING ALONG LAMAR

In order to ensure that the development will preserve the urban character of the Concept Plan, required retail building frontage zones have been developed. Please refer to Building Block 7 in the Concept Plan for the retail frontage configuration. The placement of the retail buildings along the Lamar frontage was determined in order to: a) create an urban character that would provide enough activity on external as well as internal corridors, b) provide visual screening from Lamar of the large surface parking areas associated with the retail portion of the development. The intermittent use of canopies on retail building frontage is strongly suggested as a means of providing shade for sidewalk areas. Refer to the Concept Plan for maximum width of View Corridors into the Property from Lamar Boulevard.

Buildings fronting Lamar and Guadalupe will address, architecturally, both the interior of the site as well as the surrounding streets, in order to create an active pedestrian edge along interior as well as exterior pedestrian and vehicular corridors. Wherever practical, stores will provide entrances from Lamar Boulevard. Any parallel parking spaces created for the Project adjacent to and servicing Lamar Boulevard shall be located on the Project property owned by the State outside the right of way of Lamar.

#### **G9 PROJECT ENTRANCES**

The two intersections of Guadalupe and Lamar and 47<sup>th</sup> Street, should clearly indicate their importance as primary entrances to the development. To accomplish this, the Project will incorporate architectural elements at those entrances (e.g.: increase in building height, facade indentations, etc.) which will clearly indicate the importance of these entrances when compared to how secondary intersections are treated.

#### **G10 PROJECT DRIVEWAYS**

Project Driveways #1,3,4,5,6,7, and 8, are considered fixed except to allow for building footprints to shift as permitted under the Building Flexibility Zone guideline (see G1). Final location of Driveway #2 will be allowed to change, if necessary, in order to provide better freight access to any businesses situated within the area bounded by Lamar Boulevard, 46<sup>th</sup> Street, 47<sup>th</sup> Street, and Triangle Boulevard, or if required for other technical or aesthetic reasons. Additional driveways may be approved at the time of and in connection with site development approval by the City. As a general approach to locating driveways, the location of mature trees along the Guadalupe and 45th Street frontage should be considered as a major criterion prior to selecting the final entryways locations.

Notwithstanding the above, entrances to parking garages may be added, deleted or shifted to accommodate the final design.

#### **G11 BUFFER ZONE FOR EXISTING STATE USES**

A visual and physical buffer zone will be provided in order to create a transitional area between the existing Children's Psychiatric Unit (CPU) and the commercial

development. This buffer may consist of landscaping, a fence or a wall, or a combination of both. The development will limit, as much as possible, late night activity along this edge of the Property and views into the yard areas of the CPU.

#### G12 DELINEATION OF STATE OFFICE TRACT

A physical delineation of the northern boundary of the State's 5-acre tract will be part of the landscape/hardscape plan for the site. This delineation could take the form of a trail of stones or other appropriate material, in combination with landscaping, sculpture, or other site amenities.

#### G13 NOISE POLLUTION & VISUAL INTRUSION CONTROL

Mechanical rooms, rooftop A/C unit systems, dumpsters, etc., create visual and noise pollution that, if not contained, will affect the ambiance and the quality of the Triangle development. Thus, it is required that any at-ground or rooftop mechanical systems or dumpsters be visually screened from public view from the adjacent right-of-way at the street level. In addition, noise abatement wall construction will be required around mechanical rooms/systems to the extent necessary in order to prevent unreasonable, objectionable or annoying noise levels filtering out to the Civic Open Space Zones, adjacent structures or adjoining neighborhoods creating a public nuisance. Also, all utility transformers and aboveground utility lines will be located within 20 feet of buildings within the Project.

#### G14 ARCHITECTURE DESIGN CONCEPT

In order to ensure compatibility between the Triangle Square development and its surrounding commercial and residential neighborhoods, the architecture style of all buildings will incorporate design elements that will enhance the pedestrian experience by incorporating human-scale proportions (e.g.: building facades should recognize a base, a body and a top, as distinct elements of the structure). In addition, modulation along street facades will enhance building elevations and create a more interesting and varied pedestrian experience. These facade variations may include building recesses and/or projections, distinct building entrances, the use of canopies that extend across the sidewalk, etc. Long, uninterrupted wall facades, typical of strip mall development, will not be permitted. The General Land Office, on behalf of the Permanent School Fund, will be the final arbiter of the architecture style of the development.

#### G15 LANDSCAPE DESIGN CONCEPT

The landscape design guidelines proposed for Triangle Square will provide the same or more landscape area, street trees, buffering and irrigation components as are required in the typical City of Austin Landscape Ordinance Plan. The difference between the guidelines for Triangle Square and the City of Austin Code is the location and

configuration of the landscape areas and the streetyard trees. Due to the highly urban nature of this Project, the tree placement and location of the landscape areas are designed to support the need for public spaces, street tree plantings, raised planters over underground parking structures, the additional landscape areas (shrub, groundcover and annual color plantings), pedestrian-scaled furniture and planters, and the substantially upgraded size of most of the proposed trees will provide for a landscape improvement that exceeds City of Austin Code. The mechanism for this is via alternate compliance as described in Exhibit H.

## G16 BUILDING BLOCKS - GENERALIZED PERMITTED USES

In order to activate the streetscape along Guadalupe Street and Lamar Boulevard, the residential building blocks that front these streets are strongly encouraged to incorporate live/work (Flex Space) units at ground level. In order to provide certainty regarding issues concerning vertical integration, compatibility between adjacent structures, and overall land use mix, the following building blocks with their permitted uses have been identified:

- Building Block 1: Residential including multifamily (dominant use), flex space, retail, office, restaurants.
- Building Block 2: Residential including multifamily (dominant use), flex space, retail, office, restaurants.
- Building Block 3: Residential including multifamily (dominant use), flex space, retail, office, restaurants.
- Building Block 4: Residential including multifamily (dominant use), flex space, retail, office, restaurants.
- Building Block 5: Retail (dominant use/no individual liquor store allowed), residential, restaurant, flex space, office, civic.
- Building Block 6: Retail (dominant use), office, residential, restaurant.
- Building Block 7: Retail (dominant use/no liquor stores allowed), office, residential, restaurant.

## G17 PEDESTRIAN ENVIRONMENT

In addition to the development's commercial, residential and open space uses, the development is intended to become a significant pedestrian district within the City. Every effort should be made to make the pedestrian environment safe, accessible and comfortable. Pedestrian features shall include such amenities as durable, high quality sidewalk materials, shade trees and structures, benches, canopies and highly visible crossings. Areas where vehicular traffic and pedestrian traffic are in conflict (i.e.: where parking garage entries cross the sidewalk, and in the section of 47<sup>th</sup> Street, where the urban plaza and the Triangle Commons are located directly across from each other), the design of such areas shall clearly indicate that the pedestrians have the right-of-way. This may be indicated through the choice of paving materials (i.e.: continuing the sidewalk material across the driveway or street), signage, etc.